



95 Clark Road, Compton, Wolverhampton, WV3 9PA

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A superb family home on three storeys offering well proportioned accommodation throughout within walking distance of local shops and amenities and also close to Wolverhampton City Centre. Public transport services are excellent with regular bus services running along the Compton Road and the area is particularly well served by schooling with both Wolverhampton Grammar School and Wolverhampton Girls' High School being within walking distance together with St Peter's and St Edmund's Collegiate Schools being on hand.

DESCRIPTION

95 Clark Road has a traditional layout with two reception rooms and an extended, well presented dining kitchen with bi-fold doors to the raised decking area. There are three bedrooms and a bathroom to the first floor and a further bedroom on the second floor. There are gardens to the front and rear which are low maintenance and the property benefits from gas central heating.

ACCOMMODATION

A wooden glazed door opens into the PORCH with tiled floor, part tiled walls and a wooden glazed door into the HALL with wood flooring, coved ceiling, an understairs cupboard and a GUEST CLOAKROOM with a WC, wall hung basin and wooden flooring. The DINING ROOM has a walk in bay window to the front, coved ceiling, contemporary wall mounted gas fire and wooden flooring. The LOUNGE has a cast iron fireplace with Victorian style painted ceramic slips, coved ceiling, dado rail and a window to the rear garden. The open plan DINING KITCHEN has a range of Shaker style cupboards with roll top work surface, matching centre island with breakfast bar and an induction hob with filtration unit above, under cupboard spot lights, 1 ½ bowl sink and drainer, integrated oven and microwave, space for a dishwasher and an American style fridge freezer, a cupboard with plumbing for a washing machine and tumble dryer, a window to the side and a step down to the dining area with double glazed bi-fold doors to the rear garden and a window to the side.

Stairs with wooden balustrading rise to the two tiered first floor landing with wooden flooring and an airing cupboard with slatted shelving. The PRINCIPAL BEDROOM has wood flooring, coved ceiling and three sash windows to the front, BEDROOM TWO is a double room with a sash window to the rear and a Victorian fireplace and BEDROOM

THREE is also double with a sash window to the rear, coved ceiling and spot lights. The BATHROOM has a multi jet bath, separate double shower with rainfall head and hand held shower attachment, WC, wall mounted basin with tiled splash back, tiled flooring and part tiled walls, heated towel rail and an obscured sash window.

A further staircase rises to the FOURTH BEDROOM with a double glazed window to the side, two Velux windows and under eaves storage.

OUTSIDE

There is a paved path and gravelled forecourt to the front of the property with shared gated side access to the REAR GARDEN with an external tap, external lighting, two tier raised decking with a paved patio to the side and rear with fencing to the borders and a shed.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall

NB

In accordance with the relevant legislation it is hereby disclosed that the seller of 95 Clark Road is related to an employee of Berriman Eaton Ltd.

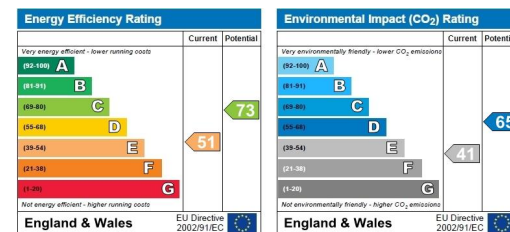
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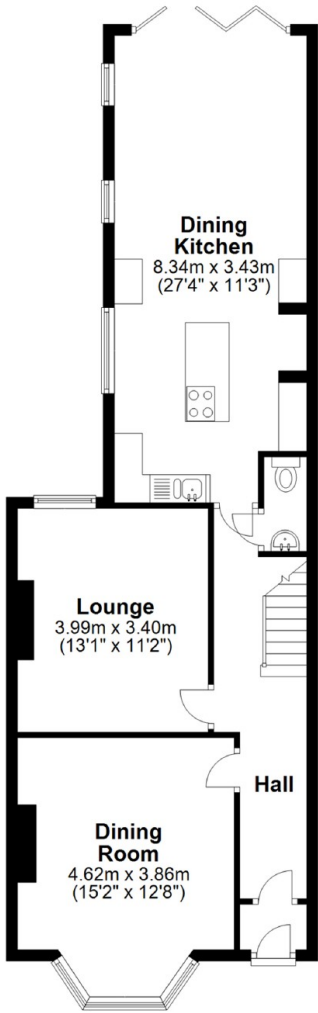
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Offers around
£265,000

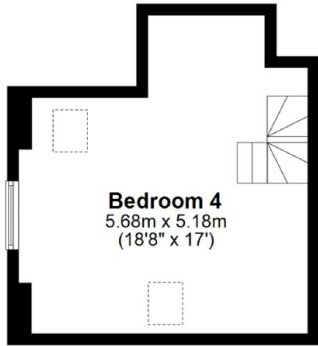


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

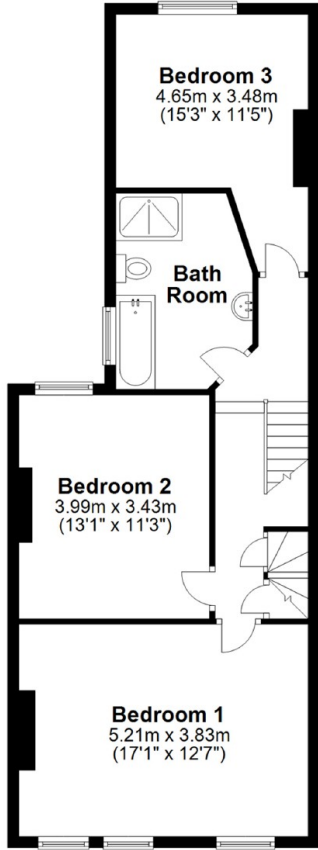
**95 CLARK ROAD
COMPTON**



Ground Floor



Second Floor



First Floor

TOTAL: 160.8sq.m. 1731sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



